

COMMUNITY MEETING
Killearn Lakes
BOARD OF COUNTY COMMISSIONERS
COMMUNITY MEETING
SEPTEMBER 3, 2003
Draft

The Board of County Commissioners of Leon County, Florida met at a Community meeting in District 4 at the Killearn Elementary School with Chairman Grippa presiding. Present were Commissioners Sauls, Thaell, Winchester, Proctor, Rackleff and Maloy. Also present were County Attorney Herb Thiele, County Administrator Parwez Alam, and Deputy Clerk Sandra C. O'Neal. The meeting was called to order at 6:45 p.m.

Mr. Richard Thoma of St. John's Episcopal Church provided invocation. It was followed by the Pledge of Allegiance to the Flag.

Presentation

- Resolution Honoring Tom Birschbach for His Outstanding Contributions to the Killearn Lakes Community as Executive Director of the Killearn Lakes Homeowners Association
- Presentation Commemorating the Designation of the Street "*Birschbach Way*"

Commissioner Grippa commended Tom Birschbach for looking out for the Killearn Lakes community. He felt it was appropriate to unveil the new street name at this meeting. Birschbach Way will go into the Whitehead Plantation. He also recognized the Birschbach family and commended Tom's accomplishments for both the Killearn Lakes' and Golden Eagle community. His civic work was also extolled in the resolution presented, which designated September 3rd as Tom Birschbach day.

Tom's family thanked the community for this honor.

Status Reports

1. Update on the Community Redevelopment Area

Vince Long, Assistant County Administrator, explained the Community Redevelopment Area (CRA). The City is proposing to make Tallahassee a downtown CRA; a CRA is essentially a

geographically defined area that is targeted for economic development and it redevelops slum and blighted areas. By establishing a CRA, the City automatically can do certain things statutorily that they cannot do without a CRA. Mr. Long explained that the CRA will result in a major cost to taxpayers - approximately \$80 million over the next 20 years and the City has a few approval steps remaining. If the CRA is approved, it will have expounded powers of eminent domain (condemn private property) and will be able to exercise TIF (tax increment financing), which is a redirection of County property taxes to the City's Trust Fund and is for the exclusive use of projects inside the City limits. Mr. Long explained that County approval is not needed for the proposed downtown CRA and he raised the question: Does the downtown deserve the County's attention and if so, is a CRA the appropriate tool?

Mr. Long explained that normally CRA's are formed with the City and the County working together and both decide if a CRA should be pursued. He noted that it is important that citizens realize that the City claims that they are not creating a new CRA but are expanding the existing Frenchtown CRA to include downtown; it is a loophole that exists and is not an argument that the County accepts. The County will not be able to absorb the \$80 million and two things could occur; either reduce County services or raise County millage rates.

Mr. Long urged citizens to contact the City Commissioners regarding the CRA and announced that the County Commission has a joint meeting scheduled with the City Commission for a Conflict Resolution Meeting for September 15, 2003 at 3:00 p.m. at City Hall to address this issue.

2. Update on Emergency Medical Services

Mr. Vince Long, Assistant County Administrator, explained that in September 2002 Tallahassee Memorial Hospital announced that they could no longer continue to provide emergency medical services and Life Flight due to financial hardship of the hospital. In the spring of 2003, County/City staff worked with consultants on an appropriate EMS model for the community. In July 2003, after unsuccessful negotiations with the City, the County voted to implement a County-run EMS Department. The County system will be activated on January 1, 2004.

Mr. Long further explained that the County will continue to provide the highest level of care to the community and there will be an

increased emphasis on training EMS professionals and on ALS (advanced life support) arriving on the scene faster and training for first responders. Air Ambulance Emergency Medical and Transport Services were secured in July 2003 at no cost to the County and Air methods "LifeNet" service will be operating locally and stationed at the Tallahassee airport.

The funding source for EMS was explained to citizens. A Municipal Services Taxing Unit (MSTU) in the amount of 0.5 mill will be imposed for the first year of service and plans to be reduced to 0.2 mill in the out years.

Commissioner Thaelle stated that the upcoming budget, beginning October 1, 2003, would include \$875,000 for two branch libraries, District 3 and District 5, which totals \$1.75 million. He stated that he supports libraries but he would recommend not building the branch libraries this year and defer the construction for one or two years; the money could be used for Capital costs for the EMS such as purchasing ambulances, etc., which would completely eliminate the MSTU tax next year for Emergency Management Services.

3. **Overview of the Fiscal Year 2003/2004 Operating and Capital Improvement Budget**

Alan Rosenzweig, Director of Office of Management and Budget (OMB), referred to the blue handout and the overhead screen, which explains the budget overview. This is the first budget prepared since the citizens approved the Home Rule Charter County (November 2002). The long-term lasting impact is that the County will be able to eliminate the Fire Services MSTU and the Water/Sewer Franchise Fee and replace it with the more equitable Public Services Tax, which is charged to all users of utilities. Also, by use of the Communications Service Tax (CST), the Board was able to commit money to the flooded property acquisition program

The Board also enacted the Senior Homestead Exemption a couple of years ago and approximately 1,900 seniors have qualified for the exemption which saved senior taxpayers \$414,000.

Mr. Rosenzweig explained that the majority of money budgeted (32%) goes to Public Safety (i.e. Sheriff, EMS, Fire Services) and is summarized in the blue handout, which also compares budgets of other counties of comparable size. He reported that Leon County has the smallest budget and the lowest spending per capita than other counties that provide a high level of service. Leon County has the second highest percentage of exempt property in the state

due to State government and universities which are exempt (43% of property in Leon County is off the tax rolls).

District 4 – Review of Killearn Lakes’ Flooding Issues

Chairman Grippa engaged in discussion regarding the flooding and septic tank issues in Killearn Lakes. He provided a brief overview of the flooding history and problems in Killearn Lakes and the reason it has become a health and safety issue.

Citizens:

The following citizens appeared and voiced their concerns and problems regarding the flooding and septic failure at Killearn Lakes.

Asunciose T. Suren, 8300 Chickasaw Trail, was happy to hear that some progress had been made at the August 26th meeting. She explained that her home is flooded and sinking and she cannot use her yard. She asked the Commission to help to solve this problem.

Wayne Thompson, 8704 Spring Shore Trail, stated that he and his wife, Mary, are members of the Killearn Lakes community. They are in their third home in the area and moved into his current home in October 2002. Mr. Thompson explained that he knew he had some flooding issues, but he was assured that they were not major. The County worked with the builder to mitigate the flooding in his area. His property sits on the low side of a street. In this area, the sheet flow goes into his front yard, despite berming and redirecting efforts. He did not draw the connections of the potential problem he would have until there was discussion of the septic problem. Now he wonders if the runoff in his yard is more than just dirt, as he had previously thought. He produced pictures of his yard and left them for the Board’s review. He felt the residents should be able to depend on their government to provide its citizens with a safe environment, septic systems that function and reasonable streets and drainage. He asked for the County to improve the conditions in this area.

Randy Miller, 8219 Chickasaw Trail, a resident for 12 years, advised that water comes down from three blocks away onto his front yard. He has to buy sod every year to replace the sod ruined from the septic tanks. He plans on being in this area for the rest of his life and hopes that the Commission would help solve the problems.

Lauren D. Pitts, 3520 Larkspur Lane, bought her home in November 2002. The Board of Health cited her in February, April and August of 2003 for a failing septic system and then had her septic system pumped several times. She has spent approximately \$20,000 for repairs. Ms.

Pitts pointed out that the septic systems in both the front and back of her home are failing and every time it rains she has to wade through water in her yard and her son can not go outside and play. She stated that the water has also flooded her family room and the right side of her yard has eroded away. Ms. Pitts pointed out that a landscaper advised her that there was no use to build up the yard since water from homes uphill runs down to her home and washes her yard away. She can also see raw sewage on the ground and the smell comes into her home. Ms. Pitts stated that when she purchased the home, the seller did not disclose that there were septic problems. She pleaded with the Board for help on this issue, noting that a study is required.

Chairman Grippa and the Board directed that staff assist Ms. Pitts regarding the required study and the issuance of permits.

Mark Worley, 10080 Buck Point Road, president of Tallahassee Builders Association, advised that he is a multiple property owner in Killearn Lakes. He used to live in Unit 2 and could relate to the septic problems. As a builder, he is doing what the County Health Department is mandating. Mr. Worley pointed out that the land is clay and does not percolate well and the home density is a problem. He stated that a sewer system is the only viable way to have a solution to this problem.

Mr. Worley also spoke of 300 undeveloped lots in Unit 1 and 2 that could be used for affordable housing, although they cannot be developed without sewer systems and controlled drainage. He urged the Board to find a solution, not just for the septic problems and flooding, but also to remember the need for affordable housing in Leon County.

David Miner, 3212 Wind Lake Lane, pointed out that this was not all the builders' fault because they built here and it is not the residents' fault for moving here. In 1992, the County Commission passed an ordinance requiring that the size of the drain field for septic tanks should be doubled from 900 s.f. to 1800 s.f. and further that if any work was done on a septic tank, compliance with the new drain field size was required. That has changed the composition of the contours of the land so that the runoff is now going in different directions and leading to the current problems. In looking at the map, he saw that all but one of his neighbors has modified their septic tank systems, and now he gets all the water.

Mark D. Repasky PE, 2009 N. Randolph Circle, advised that he is a local engineer who specializes in on-site wastewater treatment systems, not septic tanks. They upgrade the system to a much higher level of treatment in the tank before it ever gets out into the drain field and they have been doing this since the code was changed. Mr. Repasky advised that he has done several treatment systems in the Keys, and they have a

much bigger problem than the Leon County area and are mandated to upgrade their systems. In Cedar Key, their ordinance requires improved wastewater treatment systems. Mr. Repasky pointed out that the technology has been around a long time, but they were not allowed to do it in Florida until 1998 and nobody does it unless they have a big problem like the one in Killbuck Lakes. He distributed paperwork to the Commissioners and suggested that it was an alternative worth considering.

Zeke Bardhi, 9600 Waters Meet, voiced a complaint that when the Glen Project was put in last year, garbage, dirt, clay and sand has washed down to his home. He brought pictures of his home and asked the Board to resolve the problems.

Rita Marsh-Birch, 10564 Lake Iamonia Drive, stated that she was a relatively new resident of Leon County. She lives on a hill and is not getting any runoff but she would like to see Killbuck Lakes annexed into the City of Tallahassee. Ms. Marsh-Birch stated that it would be advantageous to be a part of the City and they could get help with the sewer system.

Richard E. Thoma, 3412 Valley Creek Dr. noted that these problems have been here the 17 years he has lived in this area. He remarked that they go away when it does not rain and they come back when it does. He pointed out that the blame is to be shared, i.e., J.T. Williams and Associates, including the father of sheet flow drainage, the political bodies that approved these plans which gave development rights in perpetuity. He noted that the County has given out a lot of permits that never should have been permitted for anything. He stated that many of the problems are caused by mound septic systems being built up higher. He remarked that some builders have put profit over common sense and some homeowners have tried to apply fixes to their property to the detriment of the rest of the neighborhood. He felt that there were two choices, either freeze development or make the development process work and ensure that the people who own these lots have property rights that end at their property line and not in his backyard.

Steven Hilliard, 3525 Larkspur Lane, explained that there are seven homes on one cul-de-sac, and three of them have major septic issues and there is always a constant flow of some sort of drainage going on the street. Mr. Hilliard stated that he videotaped his back yard during a recent rain event and a small creek running behind their homes turns into a major torrent. He explained that the sheet flow system cannot be equated to the amount of buildup in the area now. Mr. Hilliard pointed out that since the community meeting quite a number of undeveloped properties have been cleared rather quickly and he is very concerned

about that, not only for his neighborhood, but also for the northern area, as a whole. He pointed out that major construction is occurring, Super Target and a park is planned. He thinks that the Killlearn Lakes residents are now realizing that this is a burden that should be shared between builders, the commission and property owners. The residents want to see an equitable resolution made that would be to the benefit of everybody.

Jerry Goode, 8556 Bannerman Bluff Dr. advised that he lives very close to Killlearn Lakes and was present to talk about storm water. He pointed out that many people do not know about the proper operation and maintenance of these storm ponds and they are considered an older storm water design system. In reviewing the plans, a great effort is put in to develop a storm water plan for a development for it to work and execute properly. He saw beautiful plans laid out for his neighborhood, but by the time it was built-out, the retention ponds are a mess, they do not drain, they pull out and give it to the homeowners association to take over and it is quite an expense; the associations are required to get them up to compliance and working properly. Mr. Goode asked the Commission to consider handing the retention ponds over to neighborhoods to operate and maintain, and at a minimum, should be given an operation and maintenance manual. He asked the Board that before they turn these structures over, those ponds should be at the same level of compliance as when the plans were first issued.

Paul Harris, 3516 Cherokee Ridge Trail, stated that his family moved into the area in May 2003. Shortly afterwards, his neighbor next door had a septic tank failure, and they have been dealing with this for the last four months. He has contacted several County offices to get this resolved and advised that his neighbor is being fined \$500 a day. He explained that the water is too saturated and a new field needs to be put in. At the last commission meeting, he noted Commissioners Grippa and Proctor tried to get this solved; he encouraged the Board to come to Killlearn and smell the problem for themselves. He requested the Board's assistance and suggested a moratorium on building in the area.

Craig Darling, 8806 Minnow Creek Drive thanked the Board for addressing this issue and explained that his front yard is a holding pond after a hard rain. He explained that he has been a victim of septic tank failure and has replaced the drain field to a lower area of his yard where water accumulates and is concerned every time the toilet is flushed. Mr. Darling stated that he hopes this issue will be resolved soon.

Janet Weimar, 6762 Circle J Drive, stated that she is not a resident of Killlearn Lakes, however she has been fighting this same battle for three years. They bought a house in 1996 and four years were told that a

permit should not have been issued since it was a closed basin. Another problem is that the ditches on both sides of the street end at her driveway and the runoff is dumped into her yard. She stated that there is a development going in behind her house with a series of holding ponds and they all bleed into one pond and it is designed to overflow into the yard when all the ponds reach a certain level. Mrs. Weimer advised that she was flooded two years ago and experienced losses that were not reimbursed by the insurance agency. She stated that she is glad the problems will be addressed and asked to be included in future discussions.

Jacki Keough, 8830 Minnow Creek Drive explained she lives on a low spot and receives all the water coming off Folk Stone and down Minnow Creek Drive. She is concerned about the mold and water getting into the house. She pointed out that she has two septic tanks that are bubbling. She asked the Board to address the problem.

Michael Landy, 8348 Chickasaw Trail, advised that he lives down the street from Asunciose T. Suren, and the problems have been going on for 10 years. He has had his septic tank pumped four times in the last six months and estimates for repairing the septic tank run from \$6,000 - \$8,000. Mr. Landy pointed out that the County did try to control the storm water on his road by putting in some curbs and underground drainage ditches, but the green space behind his house was never designed to handle that much water. He also gets all the mosquitoes from the standing water and raw sewage and is concerned that no one will buy his house knowing the problems exist. Mr. Landy asked that the Board resolve the problem expeditiously since it is a health hazard.

Mike Brossette, 1846 Log Ridge Trail, Seven Oaks Plantation, appeared and stated that he does not have the septic tank problem, but he sympathizes with all those who do. He pointed out that as more berms are put in, water flows through his backyard, which is now a sandpit, and the foundation is beginning to wash away.

Bill Heiman, 9892 Deerlake East, Chairman of the Killlearn Lakes Board, stated that this is serious and complex problem. He applauded the Board in trying to find a solution. He offered his services as well as those of the Board of Directors and staff. He indicated that the sewage problem is one that is going to require some cooperation from the County, the people that will benefit from it and the provider (and he hopes one can be found very quickly).

Neil Marvin, 7803 Thorn Hill Lane, explained that he was president of the association in 1986-1988 when a similar problem occurred and the County came to their aid to help to change the sheet flow, taking over the

roads and putting in small curbs and diverting the water. He stated that this helped with the problem, but noted temporary fixes for sewers are expensive and short-lived and that a sewer system would be the only resolution. He requested that the Commissioner assist.

Mike Reichert, 2101 Waters Meet Drive, a Killlearn Lakes Board member, stated that the area is a nice neighborhood and he hopes the residents will stick it out and that the County will resolve the issue.

David Frazier, 2205 Tuscavilla Drive, that he built his home in this area in 2000 and he is now beginning to see septic tank problems and some flooding in his back yard. He stated that a hopes the County will find a resolution.

Pam Keller, 3524 Larkspur Lane said that when a neighbor has a septic problem, it becomes your problem, too. She stated that she feels like she lives in a toilet on her street, that her garage is full of mold from the water, her carpet has been removed because of the water damage, and the new drain field is failing again. Ms. Keller explained that the new systems being built uphill is throwing all the water at the lower lying properties. She stated this is an environmental issue, that detergent is bubbling up in a creek nearby. She explained that some residents unhook their washing machine so their drain field can stay dry and they will not have to have it pumped out. Ms. Keller pointed out that this is a serious problem, that it affects her family's health, their water, their animals and how their children can play. She suggested that a moratorium be placed on new construction in the area.

Daniel Fleischman, 1733 Copperfield Circle, explained about a system that was used in Michigan where a private company put grinder pumps in to replace the septic tanks. They start at one of the streets, push a 4" PVC pipe the whole length of the block without digging it up. They charge people \$5,000 to tie onto the system. The septic tank gets crushed and they put a tank in the ground and tap the sewage into that. It fills up to a certain level and the grinder pump grinds everything and pumps it out into the street and it goes down to a secondary pump and off to the treatment plant. Mr. Fleischman felt that this method would work although it would not solve the stormwater problem.

Diane Sprauale, 1517 Bream Stone Ridge (Unit 3, Seven Oaks area), stated that she has no problems and is on the City sewage system. She concurred that the permits of the past are largely responsible for the problems of the septic failure and flooding. She stated that she hopes that the problems will be remedied and wants to see her neighbors have a healthy environment and would like to see her property value increase.

James Gillis, 7801 Briar Creek Road N. advised that his property has a mound that is probably contributing to some of the problems. He noticed his mound system started failing three months after they moved in. The builder said he would do something about it, but months later, he still has not done anything. Mr. Gillis has now hired a lawyer to handle this. He stated that it appears that a sewer system would resolve the issues. He remarked that he was also surprised to learn that the Tallahassee Builders Association (TBA) are building based on what the DOH mandates for them. In his research, he found that DOH really has the jurisdiction over the issue of septic tanks. Mr. Gillis advised that there is permanent water in his yard from the front of his slope and worries that it is coming from the system and felt that there should be some protections in place.

Doug Clifford, 1679 Folk Stone Road, explained that he has been living in his home for six years, enjoys it, and hopes that problems are resolved.

Charles Townsend, 3301 Barrow Hill Trail, explained that he had the first building permit in the area in 1973 and the house was finished in 1974. After owning his house for a year, his entire system was stopped up and has had septic tank problems for 30 years. Mr. Townsend stated that he is on his third drain field and hopes that the Board can resolve the issue. He asked for a cost estimate of implementing the sewer system.

Chairman Grippa explained that everyone would have to hook up to sewer in Killlearn Lakes 1 and 2, with the County paying 1/3, the City and/or Talquin waiving the hookup fees, and it would cost roughly \$3,000 - \$4,000 per homeowner. The County would finance the cost over a period of time. He explained that five million dollars of the County's tax money has been appropriated for this purpose and the next step is the project would go to a Blueprint 2000 consultant and the consultant would decide if this meets the "Blueprint Philosophy." He has been assured by County staff that if this is a water quality project.

Chris Pastula, 1612 Norwood Lane, Seven Oaks, advised that the subdivision has a lot of flooding issues and the County has purchased four homes on his street. He explained that the flooding issue has become worse and water is up to his knees in his back yard and he has a 6-10' river in his front yard. Mr. Pastula stated that the real issue is drainage on Norwood Lane and he hopes that it is taken care of as soon as possible.

Brad Trotman, 7110 Beech Ridge Trail, Executive Director of the Killlearn Lakes Association, noted that the attendance of this meeting is indicative

of the problem. He stated that Leon County should look at how some of the money was being spread out, that lake cleanup is an important issue but right now the homes and yards should have priority. Mr. Trotman stated that he and his staff would do everything they can to help the County achieve this. He requested that everyone talk with their neighbors, work together and hopefully, something can be done for a septic tank fix (i.e. sewer system) and storm water infrastructure installed.

Pamela Hall, 5051 Quail Valley Road, stated that she lives in the Bradfordville area but has fought hard for this community in managing growth in the last five years. She felt the problems the community is experiencing are the failure of growth management. Ms. Hall explained that her septic system failed this past year, which cost her \$8,000. She pointed out that the County currently allows septic tanks on half acres, many changes in topography and clear-cutting, which contributes to the pollution of lakes and septic systems because of flooding. She stated that Blueprint 2000 was a comprehensive plan to look at the entire County and consequences and patterns of growth. She remarked that it costs money to manage growth properly, i.e. staff, creating and enforcing regulations. She stated that she did not object to her taxes being for this purpose and suggested that there needs to be a change in the growth management policies. The commission needs to be told what the citizens want and citizens must be willing to pay for the things that they want and that cost must be shared. She further stated the permitting rules have allowed this situation in Killearn Lakes to happen and the permitting rules are bent.

Discussion Items by Commissioners

Commissioner Grippa

Chairman Grippa then went through the plan that had been created. He explained that first, the County Commission has appropriated \$5 million of the \$20 million in the Blueprint 2000 fund which would be put towards cost-sharing to move Killearn Lakes Units 1 and 2 off septic tanks and into sewer system; the money that is left over would be used for other parts of the County. He referred to Ms. Hall's comments and stated that the permitting was done in 1974, which cannot be changed; the Board can attempt to solve the problem at this point.

Mr. Grippa explained that two issues remain; the County Commission should take a stand against any more mounded septic tanks; if the property does not qualify for a septic tank, the party can sue the County for a taking and the County will move forward on an individual basis, lot by lot. He pointed out that other Commissioners may feel that a

moratorium is needed. He stated that he supported a moratorium, but opined that it would end up costing more money than it would cost to actually fix the problem. A moratorium could be instilled for up to 18 months and during that 18 months, a plan would need to be created to fix the flooding issues in Killearn Lakes. Chairman Grippa suggested that a plan be formulated and secondly, that something should be done now for the existing people who are being flooded. He stated that he would bring this issue to the County Commission and the County Attorney. He suggested that no more mounded septic systems be allowed in Units 1 and 2 in Killearn Lakes since the clay soils are not conducive to it.

Chairman Grippa explained that the third issue involves the payment method for the existing flooding problems. He stated that it is a threshold issue and he feels that everyone is entitled to Blueprint 2000 monies. Chairman Grippa explained that cleaning up the lakes would not work if raw sewage is going to flow back into it; it would be money wasted.

Commissioner Winchester

Commissioner Winchester noted that the septic tank problem was not isolated to Killearn Lakes, although it is certainly magnified and more intense than in any part of the County. He pointed out that his district has issues, the effluent could end up in the southside, and a countywide plan was needed. He pointed out that the questions are: when will the problem be fixed, how will it be fixed and who will pay for it. Each citizen has to pay his/her fair share. Commissioner Winchester explained that the lakes, storm water, and septic tank issues are all interrelated and Blueprint is a critical part of that.

Commissioner Maloy

Mr. Maloy said that it was important to address the issues being faced tonight, that people's homes are very sacred and very important to the Board. He explained that in Lafayette Oaks, where he lives, flooded homes had to be bought. Commissioner Maloy indicated that this was the first step and the second step involved the flooding issue. He thanked the residents for coming to the meeting tonight.

Commissioner Sauls

Ms. Sauls stated that she was aware of the problem, but did not know how widespread it was. She pointed out that the first step has been taken to help to solve the problem. She explained that this is a

countywide problem and she felt other communities would also come forward and the Board would have to assist them as well.

At this time, one of the homeowners asked what it would take for the County to buy her home. Chairman Grippa responded that there would be \$1 million per year appropriated for this purpose. There will be a list of priorities (homes to be acquired) and staff will be give her the appropriate information to get on the list.

Commissioner Winchester discussed the land acquisition program and Ms. Wiemer (Wiemer's Basin). Her property is on the list. He believed that of all of the homes in Leon County, there are some where just the yards flood and others where it is much more serious. He believed the more serious ones should be the focus of acquisition.

At this time, a homeowner asked for a preliminary time line for the phase-in of the sewer system and estimated completion for Units 1 and 2. Mr. Grippa indicated that a consultant in Tampa would first need to decide if the project meets the Blueprint criteria. Mr. Parwez Alam explained that two things would be needed (1) that everyone agrees to hook on and (2) either Talquin or the City finds a solution in terms of the sewer plant and the sprayfield. This evening's conversation is about installing the lines. There are several options, is it the traditional line, the vacuum system or something else; if they go with the traditional system, that would take longer. He felt that it would take from 6-18 months, depending on what they decided to do, once all of the agreements are worked out.

The homeowner questioned if it had to be a unanimous decision in order to proceed. Mr. Grippa explained that it would take a substantial majority concurrence in order to waive the hookup fee, and then the Board would pass an ordinance that would say that if a septic tank in Unit 1 or 2 fails, it could not be replaced; sewer hookup would be required.

Commissioner Rackleff

Mr. Rackleff said that one of the most disturbing things that he learned today was from one of the speakers who said that in the last week, since the last commission meeting where a moratorium was discussed, numerous builders have gone out and cleared their lots. He spoke to the County's senior permitting and environmental regulation manager and asked him if the County had permitted anything in this area. He was unable to answer this for sure but believed that there had been some permitting. Until there is a moratorium, permits will still be issued.

After looking at a couple of the photographs presented at this meeting, Commissioner Rackleff was also disturbed to see a new house being constructed across the street on a lot that was bare red clay and the house was on a slab. He stated that this is not just a matter of mounded septic tanks, there is a whole host of building requirements that permit this kind of building activity. He felt an historic opportunity last week was missed last week to enact a moratorium that would put new construction on hold for at least 18 months, so they can have a plan to fix the problem. He worries that the 80% of the homeowners in Units 1 and 2 who are not represented here tonight are going to react to the County's offer to hook up the sewer. It is going to take a lot of effort from everybody, not just the County Commission.

Chairman Grippa said that not one new thing has been permitted in Killearn Lakes since the last meeting. These are old permits and when moratorium was mentioned, everyone ran to develop. Mr. Johnson from Permitting said that they are currently processing and scrutinizing the permits very carefully. He said the Killearn Lakes Homeowners Association looks at the storm water flow, not because of the architecture.

A homeowner advised that when she left for work one day, there were trees on the corner of the lot at Laurel Ridge Lane and Rosemont Ridge and when she came home that night, there were no trees—it was clear-cut and all that could be seen was red clay. She also pointed out that every time it rains there is a problem with the phone system—her phone lines are corroded because of all the water. The only way to fix it is to replace every single line in their house up to where the phone connects. They can be replaced, but if the flooding problem does not get fixed, it will continue to happen.

Commissioner Proctor

Mr. Proctor indicated that the Board had the responsibility to guide and encourage the experts to move in the directions of solving the problem.

He also asked the Chairman if the Board would support him in his call for a resolution marking this Friday as Congressman Maxine Waters's day in Leon County.

Commissioner Thael

Mr. Thael thanked the citizens for voicing their concerns and asked staff to immediately contact both Talquin and the City of Tallahassee to ask them if they are willing to participate as partners with the County and with the homeowners, and to what degree.

Commissioner Thaele also suggested a survey of every homeowner in Unit 1 and 2 to find out if they are willing to hook up under these circumstances, with the listing of the options and the costs. He explained that Blueprint 2000 money was never intended to solve every problem but hopefully some of the money could be used to solve a major health and quality of life problem in this part of the County.

The County Administrator suggested that this direction be made into a motion. Chairman Grippa responded that this was done at the last County Commission meeting. He advised that he has already met with Talquin and the City, and staff is already doing a survey.

There being no further business to come before the Board, the meeting adjourned at 9:30 p.m.

APPROVED: _____
Tony Gripp
Chairman

ATTEST:

Bob Inzer
Clerk of the Circuit Court